

**315 SOUTHAMPTON Drive #8205, Calgary T2W 2T6**

MLS® #: **A2175042**      Area: **Southwood**      Listing Date: **10/26/24**      List Price: **\$245,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **1976**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **810**  
 Low Sqft:  
 Ttl Sqft: **810**

DOM

**68**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Asphalt,Assigned,Guest,Plug-In,Stall**

Utilities and Features

Roof: **Asphalt Shingle,Flat,Membrane**  
 Heating: **Baseboard,Boiler,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Basketball Court,BBQ gas line,Courtyard,Lighting,Storage,Tennis Court(s)**

Construction: **Wood Frame,Wood Siding**  
 Flooring: **Carpet,Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Range,Microwave Hood Fan,Refrigerator,Window Coverings**  
 Int Feat: **Built-in Features,Laminate Counters,No Animal Home,No Smoking Home,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`1" x 12`9"	Dining Room	Main	11`10" x 9`5"
Kitchen	Main	7`7" x 9`1"	Bedroom - Primary	Main	12`9" x 10`1"
Bedroom	Main	12`9" x 9`1"	4pc Bathroom	Main	7`8" x 10`2"
Storage	Main	3`0" x 6`7"			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$497

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 9813260

Remarks

Pub Rmks: **This exceptional second-floor condo in popular family-friendly Southampton Green is perfect for first-time buyers or investors. You'll feel right at home as soon as you enter this quiet, well-maintained unit. In addition to a front clothes closet, it has a convenient storage room at the entrance door that's large enough for bicycles and other items. And there's additional storage on the spacious east-facing covered balcony - a great place to relax, barbecue or to gather with friends and family. The balcony is accessed from patio doors off the living room that allow natural light to bathe and brighten the interior while a wood-burning fireplace contributes to the comfortable ambience. The adjoining dining area is roomy enough for a full-size dining table and chairs. It's right next to the galley kitchen which features newer, sleek, white cabinets, laminate counters, backsplash, appliances and a portable kitchen-island cart complete with butcher-block top and drawers for pots & pans and utensils. The generous-sized primary bedroom with walk-in closet is a comfortable retreat at the end of the hall which provides a degree of privacy. There's a second bedroom and a 4-piece main bathroom. Shared laundry is outside the unit door across the hall. This condo has an assigned parking stall with plug-in and there's abundant visitor parking. A separate clubhouse/recreation centre is just steps away and features a party room that's perfect for larger social gatherings, a library, a squash/racquetball court, a well-equipped gym/fitness room, ping-pong table, outdoor basketball and tennis courts, even hopscotch, four square court and a playground. Southampton Green is close to several transit stops and it's just a short walk to the Anderson C-Train station and a number of area schools. Grocery, shopping, including South Centre Mall and restaurants are nearby, and commuters can easily access MacLeod Trail, Anderson Road and the Stoney Trail ring road. Check out the 3D virtual tour and book your showing today!**

Inclusions: **Portable butcher-block topped kitchen-island cart with drawers, Shoe rack cabinet in living room, Closet organizer.**

Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











8205-315 Southampton Dr SW, Calgary, AB

Main Floor Internal Area 815.04 sq ft  
Excluded Area 21.00 sq ft



0 3 6 ft

PREPARED: 2024/10/26



While regions are included from this floor plan in BiGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.